

## **Calais Condominium Association, Inc.**

Board of Directors Meeting

November 14, 2024

Minutes

Minutes from the Board of Directors meeting for the Calais Condominium Association., Inc., held on November 14, 2024, at 3:05 p.m. at the Calais clubhouse, Naples, Florida, and via Teams virtual meeting.

**DIRECTORS PRESENT:** Doug Dausman, John Green, John McClane, Jerry Grass, and John Johnson

**DIRECTORS ABSENT:** None

**ALSO PRESENT:** Robert A. Baugher and Rich Meyer of Seacrest Southwest, and 29 members in person or on Teams

**Call to Order** A quorum being present, the meeting was called to order at 3:05 pm by Doug Dausman

**Approval of Minutes:** Minutes of September 25, 2024, were unanimously approved.

### **Reports:**

President's Reports: Doug Dausman reported on projects and structural repairs. Discussion.

Treasurer's report from John Green. Discussion.

Gerry Grass reported on drainage project. Discussion.

Social Committee report: Ellen reported.

### **Business:**

**Vote on assessment to be used for structural repairs:** Was not necessary because member vote on assessment passed.

**Line of credit –:** Doug Dausman made a motion to approve a \$600,000 line of credit with First Horizon. John Green seconded. Discussion and unanimous approval.

**Insurance changes –**John McClane explained that the Board has changed brokers to Brown & Brown. Discussion and vote. The Board unanimously approved the change.

**Engineering report on H building:** A \$228,000 Elias Brothers proposal for repair of 17 post-tension cables in H building. John Johnson made a motion to approve the proposal. John McClane seconded. Discussion and unanimous approval.

**Drainage work –** Jerry Grass reported on the status \$231,000 spent. \$11,500 more to finish. Discussion from members. Board members will meet with president of Peninsula Engineering in a week to discuss resolution.

**Landscape update:** Doug Dausman reported that Lou Tiffany and Steve Ziff have done great job with fountain lighting. Jan Johnson reported for the committee.

**Election of Officers:** Doug Dausman resigned the office of President. John Green nominated John McClane as president and Doug Dausman as VP. Jerry Grass seconded. Unanimously approved.

**Adjournment:** There being no further business to discuss, the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Robert A. Baugher, PCAM  
General Manager